

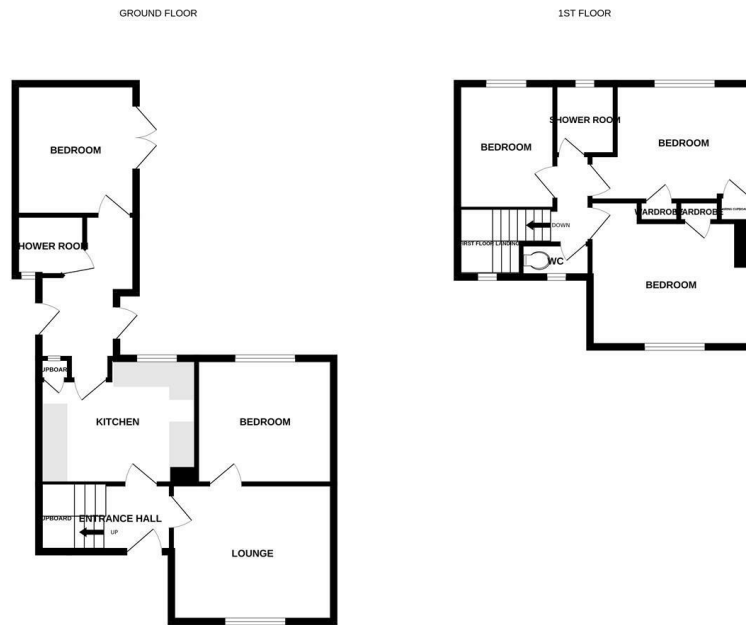


**27 Wakefield Road | | Norwich | NR5 8JE**

**Guide Price £290,000**

**\*\* GUIDE PRICE £290,000 - £310,000 - EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY \*\*** Gilson Bailey are delighted to offer this excellent opportunity to purchase this extended and well-presented five-bedroom mid-terrace house, superbly situated to the west of Norwich within close proximity to the University of East Anglia, making it an ideal buy-to-let investment or spacious family home. The generous and versatile accommodation is arranged over two floors and includes an entrance hall, lounge and kitchen, along with two ground-floor bedrooms and a contemporary shower room, while the first floor offers three further well-proportioned bedrooms and an additional modern shower room off the landing. The property further benefits from double glazing and gas central heating throughout, a shingled front garden and a large enclosed rear garden, providing excellent outdoor space. Offered with no onward chain, this attractive and spacious home presents a fantastic opportunity in a popular and convenient location, and early viewing is highly recommended to avoid disappointment.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and no green shade with Metreplan 10/05

## Location

Wakefield Road lies west, with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia. Conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

### Lounge 12'10" x 11'6"

Double glazed window, radiator.

### Kitchen 12'6" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, radiator, door to rear.

### Bedroom 10'5" x 9'5"

Patio doors, radiator.

### Bedroom 10'11" x 9'0"

Double glazed window, radiator.

### Shower Room 5'6" x 4'9"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms, shower room and WC.

### Bedroom 12'11" x 11'7"

Double glazed window, radiator, cupboard.

### Bedroom 13'1" x 8'10"

Double glazed window, radiator, cupboard.

### Bedroom 10'0" x 7'4"

Double glazed window, radiator.

### Shower Room 5'6" x 4'9"

Shower cubicle, hand wash basin, heated towel rail, frosted double glazed window.

### WC

Low level WC, frosted double glazed window.

### Outside Front

Shingled garden with steps and path to front door.

### Outside Rear

Patio area, large lawned garden, timber shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains gas, water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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